

# \$519,900 - 410, 8230 Broadcast Avenue Sw, Calgary

MLS® #A2216384

**\$519,900**

3 Bedroom, 2.00 Bathroom, 897 sqft

Residential on 0.00 Acres

West Springs, Calgary, Alberta

\*\*\* OPEN HOUSE FRIDAY JUNE 13th

6:30-8PM \*\*\*Step into effortless luxury in this brand new, never-occupied 3-bedroom residence WITH TITLED UNDERGROUND HEATED PARKING at The Mondrian, where clean lines, upscale finishes, and smart design combine in one of Calgary's most sought-after neighborhoods. Situated in the heart of West Springs, this bright and airy home features a spacious open-concept layout, complemented by 9-foot ceilings, wide-plank LVP flooring, and oversized windows that flood the space with natural light.

At the heart of the home is a contemporary chef's kitchen, outfitted with full-height cabinetry, quartz countertops, a sleek island with integrated sink, and premium stainless steel appliances including a counter-depth panel-ready refrigerator—a perfect balance of function and flair.

Unwind in the tranquil primary suite, complete with a walk-through closet and a modern 3-piece ensuite, while two additional bedrooms WITH WINDOWS offer flexibility for guests, a home office, or family needs. The second full bathroom features stylish fixtures and storage-rich vanities.

What truly sets this unit apart is the MASSIVE private balcony, ideal for morning coffee, entertaining, or simply enjoying peaceful skyline views. Additional highlights include air



conditioning, Smart home climate control, in-suite laundry, and a titled underground heated parking stallâ€”a must-have during Calgary winters including an assigned, separate from unit, storage.

Enjoy access to beautifully designed rooftop terraces, perfect for socializing or relaxing with sweeping city and mountain vistas. Located just minutes from boutique shops, local cafÃ©s, groceries, and major commuter routes like Bow Trail and Stoney Trail, this is a rare opportunity to live in style and convenience.

Built in 2025

**Essential Information**

MLS® #	A2216384
Price	\$519,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	897
Acres	0.00
Year Built	2025
Type	Residential
Sub-Type	Apartment
Style	Single Level Unit
Status	Active

**Community Information**

Address	410, 8230 Broadcast Avenue Sw
Subdivision	West Springs
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T3H6M1

**Amenities**

Amenities	Elevator(s), Park, Parking, Roof Deck, Secured Parking, Snow Removal,
-----------	---

	Storage, Visitor Parking, Picnic Area, Playground
Parking Spaces	1
Parking	Titled, Underground, Additional Parking, Covered, In Garage Electric Vehicle Charging Station(s), Gated, Garage Door Opener, Heated Garage, Oversized, Secured

## Interior

Interior Features	Breakfast Bar, Elevator, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s), Built-in Features, Smart Home
Appliances	Dishwasher, Dryer, Gas Stove, Microwave, Range Hood, Wall/Window Air Conditioner, Washer, Built-In Refrigerator, ENERGY STAR Qualified Dishwasher
Heating	Baseboard, Exhaust Fan, Humidity Control
Cooling	Wall Unit(s)
# of Stories	6

## Exterior

Exterior Features	Balcony, Courtyard, Playground, Private Entrance, Storage, BBQ gas line, Lighting, Uncovered Courtyard
Construction	Composite Siding, Concrete

## Additional Information

Date Listed	April 30th, 2025
Days on Market	122
Zoning	N/A

## Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.